

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT TWO SONS CONSTRUCTION, INC. a corporation organized and existing under the laws of the State of Maine, and having a place of business at 160 College Avenue, Waterville, in the County of Kennebec and State of Maine in consideration of One Dollar (\$1.00) and other valuable consideration paid by

MARC D. BIZIER of Damariscotta, County of Lincoln and State of Maine

017256

the receipt whereof it does hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said

MARC D. BIZIER, whose mailing address is: POB ⁸⁸¹~~861~~, Damariscotta, ME 04543

NO TRANSFER
TAX PAID

with WARRANTY COVENANTS

A certain lot or parcel of land with the buildings thereon situated in WATERVILLE, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Easterly seventy-seven (77) feet by College Avenue; southerly one hundred fifteen and five tenths (115.5) feet by Harold Street; westerly seventy-seven (77) feet by land now or formerly of the I. C. Libby estate; and northerly one hundred fifteen and five tenths (115.5) feet by land of said estate. Being Lot Number Fifty-One (51) on Plan of Libby and Good, now addition made by Ira E. Getchell, C.E., dated June 1, 1895.

Meaning and intending to convey the same premises described in a deed from Sam Pachowsky to Two Sons Construction, Inc. dated March 11, 1988 and recorded March 15, 1988 in Kennebec Registry of Deeds Book 3316 Page 325, subject to all encumbrances of record.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said MARC D. BIZIER, his heirs and assigns, to him and their use and behoof forever.

AND it does COVENANT with the said Grantee, his heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances, except as aforementioned, that it does have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors shall and will WARRANT AND DEFEND the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said TWO SONS CONSTRUCTION, INC. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Marc D. Bizier, its President duly authorized, this ^{SEVENTH} day of the month of JULY, 1994.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

TWO SONS CONSTRUCTION, INC.

BY: Marc D. Bizier
Marc D. Bizier
Its President

STATE OF MAINE, Kennebec, ss.

JULY 7, 1994

Then personally appeared the above named Marc D. Bizier as President of said Grantor, TWO SONS CONSTRUCTION, INC., as aforesaid and acknowledged the foregoing instrument to be a free act and deed in his said capacity, and the free act and deed of said Corporation.

Before me,

Warren M. Poulin
Warren M. Poulin
Notary Public

ATTEST:
Warren M. Poulin
REGISTER OF DEEDS

54 JUL 11 AM 9:00

RECEIVED KENNEBEC SS.

SEAL